



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2,221	277,307
FGR	483	55	266	33,212
FOP	60	30	18	2,247
FSP	229	40	92	11,487

TOTALS 2,993 2,597 324,254

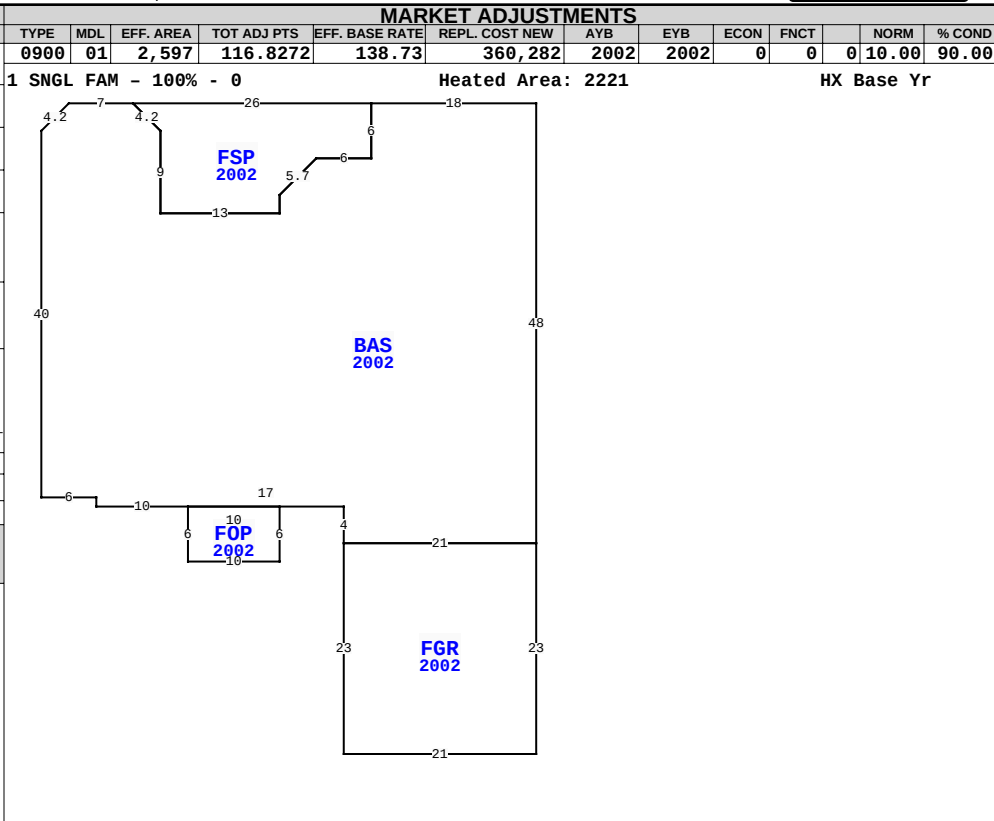
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0855	CONC PAVER	0	100	0	0	1,049.00	SF	10.00	10.00	100	2021	2021	3	100	10,490	
3	0910	SCRN RM L	0	100	0	0	294.00	SF	15.00	15.00	100	2015	2015	3	74	3,263	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA



86482 EASTPORT DR, FERNANDINA BEACH

86482 EASTPORT DR, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045				
1,049.00	SF	10.00	10.00	100	2021	2021	3	100	10,490				
294.00	SF	15.00	15.00	100	2015	2015	3	74	3,263				

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,254
TOTAL MARKET OB/XF VALUE		16,798
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		446,052
SOH/AGL Deduction		204,348
ASSESSED VALUE		241,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,704
TOTAL JUST VALUE		446,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530441	SCRNRM	6,566	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0262	2/23/2023	WD	Q	I	01	565,000
GRANTOR: WORRELL JAMES W & KAR						
GRANTEE: BROWN MICHAEL JOSEP						
1792/0096	4/17/2012	WD	Q	I	02	240,000
GRANTOR: LAMERE KENNETH W JR &						
GRANTEE: WORRELL JAMES W & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FSP=[YR=2002] W26 D3 R3 S9 E13 N2 R4 U4 E6 N6 \$ S6 W6 D4 L4 S2 W13 N9 L3 U3 W7 D3 L3 S40 E6 S1 E10 FOP=[YR=2002] S6 E10 N6 W10 \$ E17 S4 FGR=[YR=2002] S23 E21 N23 W21 \$ E21 N48 \$.